



14 Lochlee Terrace,
Dundee, DD4 7LN



Attractive 3-Bedroom Semi-Detached Home – Ideal for First-Time Buyers

3 Bed 1 Bath 1 Reception

This well-presented three-bedroom semi-detached villa offers excellent family accommodation over two levels and is situated within the Craigue area to the east of Dundee.

Conveniently located close to a wide range of local amenities, including highly regarded schools, shops, leisure facilities and excellent public transport links, the property provides easy access to Dundee city centre and surrounding areas.

The accommodation comprises: a welcoming entrance hall with useful under-stair storage cupboard, bright front-facing lounge featuring an attractive fireplace with electric fire, spacious kitchen/breakfast room fitted with an integrated hob, oven, microwave, extractor hood and bin storage, with space for a washing machine, fridge freezer and dining table, three well-proportioned bedrooms on the upper floor, one of which has an en-suite wc, and the family bathroom fitted with a bath and instant shower overhead. Additional benefits include double glazing and gas central heating throughout. Externally, the property enjoys well-maintained gardens to both the front and rear, mainly laid to lawn with established borders, together with a garden shed providing useful outdoor storage. Included in the sale are all fitted floor coverings, window blinds where fitted, integrated kitchen appliances as specified, and the garden shed.

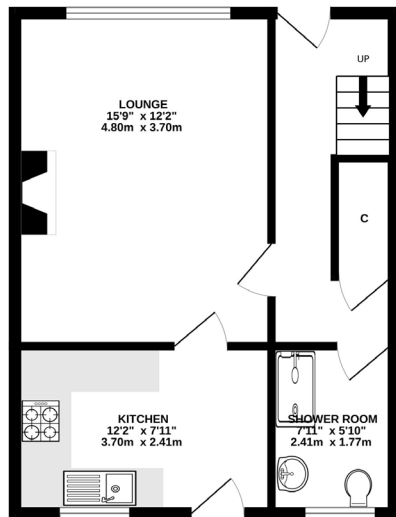
This excellent home is expected to appeal to a wide variety of purchasers, particularly first-time buyers and young families. Early viewing is highly recommended.

Features

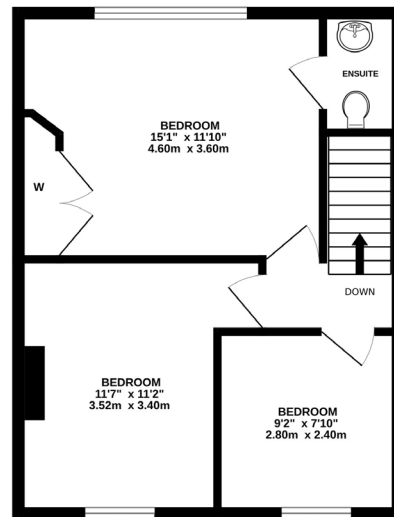
- Entrance hall
- Lounge
- Kitchen/breakfast room
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Gardens
- EPC Rating D

Offers Over £170,000

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including

the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 01382 802050

✉ dundeeproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.